MRS. H. GREEN LOANS \$325,000 ON CHURCH PROPERTY

Chief interest 'n the real estate market the section of a twelve story mercantile yesterday centred in an investment pur-building. cliase on the lower West Side, in the shoe | C. Alfred Capen is the buyer of No. 120 district, by George H. Stegel, who bought East 71st street, sold Thursday by Josethe five story building at Nos. 80 and 82 phine F. Schneider. The property was held Reade street, at the northwest corner of at \$40,000. Church street. The property, a plot 40x36 feet, was sold by the Martin estate through Horace S. Ely and J. N. Kalley & Son, and is to be modernized to conform with No. 78 Reade street and No. 177 Church street, a five story structure surrounding the parcel ust sold, which Mr. Stegel bought about a cear ago.

Daniel W. Richman and Ravitch Brothers, Apartment Company one eight-family and just sold, which Mr. Stegel bought about a

who last week bought No. 20 to 25 West four eleven-family apartment houses in Bernard Greenberg to Yetta Greenberg (mig \$6th street, through Parish, Fisher & Co., Brooklyn. The transaction is one of the \$23,000); Jan 6: \$1; address, 314 West folist st. from the Union Mortgage Company, have largest recorded in that borough in many resold the property to the Twenty West months. Six of the houses, all four-family,

An interesting sale in the West Side attractive design and are constructed of apartment house district north of 59th stone and brick. They were built about a street, reported yesterday, was that of the year ago. Although title to the property was taken more than a month ago, announcement of the purchase was deferred with stores, at the northwest corner of Amount of the purchase was deferred built yesterday. The property is in the stores. sterdam avenue and 16th street, on a plot until yesterday. The property is in the 100x76 feet, to the New York Urban Real Eastern Parkway section and only three to Estate Company, for investment. The house was held at \$250,000, and was sold by the through that thoroughfare. same brokers last spring for the Irving CITY BUYS OCEAN FRONTAGE Judas Construction Company to Mr. Edel-

Denzer Brothers have sold for Jay C. Freeholders at Rockaway Park Receive Guggenheimer to Benjamin B. Davis the three story building No. 282 Hudson street, on a lot 20.9x80 feet. Mr. Davis owns No. 250, adjoining, and will erect on the combined plot a six story store and loft build-

The Trinity Corporation has negotiations pending with a large publishing house uptown for the leasing of an eight story structure which the corporation is to erect in old Greenwich Village. The site for the proposed new building occupies an entire block front. If present overtures are brought to a successful end, the publishing and at the same time most unusual in the concern will use the entire building for its

Mrs. Hetty Green has agreed to loan \$325,000 at 4% per cent interest on the property of the Roman Catholic Church of St. Ignatius Loyola, at Park avenue, 83d and 84th streets. The property is on a plot 204 feet and comprises 101 acres. The property feet in Park avenue, 100 feet in 83d street is said to be valued at between \$150,000 and feet in Park avenue, 100 feet in 83d street and 321 feet in 84th street. This is the lowest rate of interest at which any real estate mortgage has been made in this city in some time. The property is said to be valued at \$1,000,000.

Plans have been filed for the erection of a six story apartment house on the south sida of 13th street, 120 feet west of Sixth avenue, for Harbater & Silk, at a cost of \$45,000. The building will have a frontage of 40 feet and a depth of \$2.3 feet, with a façade of H. Siege, brick, with Indiana limestone and terra cotta, and accommodations for thirty-one families. C. B. Meyers is the architect.

Plans have also been filed for making over the four story livery stable on the north side of 132d street, 75 feet east of Seventh avenue, known as Nos. 163 and 165,

Criterion Construction Company 8,500 square feet of space in the new building at No. 114 to 120 West 26th street for a long term of years to Singer & Kamholz, manufacturing furriers; for the People's Co-operative Property Company, 6,800 square feet of space in the new building No. 114 to 152 for \$12,600. uring furriers; for the People's Co-oper-West 27th street for a long term of years to M. Trachtenberg & Bro., manufacturing furriers; for the L. H.-N. W. Company the third loft in the new building Nos. 130 and day at the Real Estate Exchange room, 132 West 25th street to Sol Gross & Co., Nos. 14 and 16 Vesey street: manufacturer of waists and costumes; for Samuel Mediin the store and basement No.

128 West 26th street to I. Chaitin & Co., fur importers.

Frederick Fox & Co. have been appointed sole agents for the Bien Building, the new twelve story mercanylla, structure, 2021.

Twelve story mercantile structure now meaning completion, on a plot 120x38.9 feet, at No. 209 to 219 West 38th street.

Roe & Gould have leased for the estate of Robert Hoe the store at No. 4 West 28th street in the Label Shore also for the plaintiff for \$4,000; to the plaintiff for \$6,680.

street to the Label Shop; also for the esstreet to the Label Shop; also for the estate of B. Fischer to Thomas L. Leedom & Co., Inc., the fourth loft at Nos. 30 and 22 East 21st street. Both leases are for a term of years.

GOERCK ST, 90, e s. 81.3 ft n of Rivington st. 15.4x29.11, 5 sty tenmt; Sophie Behnet et al. 62crge Hass. atty; L B Hasbrouck, ref; amt due. 57.698 57; taxes, etc. \$1.044 03; to the plaintiff for \$7.698 57.

the first floor in their new building No. 340 Madison avenue to the Stock Exchange firm of Duval, Greer & Co. Mr. Greer is a son of Bishop Greer.

The New York Exchange for Women's Work leased the store in the building at the northwest corner of Madison avenue and 43d street to Mme. Obrey for three years. William P. Jones & Son and P. A. H. Jackson & Sons leased the dwelling No. 139 East 29th street for Dr. Philip G. Becker to the Armenian Society of America

Worthington Whitehouse leased for James Brown No. 789 Park avenue, a five story American basement dwelling, to Amory S. Carhart, of Tuxedo.

Corn & Co. leased for the estate of Theophilus E. Roessle the third loft at Nos. 463 and 465 Fifth avenue to Joseph Petruzzi,

formerly of Schulte & Petruzzi. BROOKLYN SALES.

Henry Pierson & Co. have sold for Mrs. E. C. Lumsdon a plot 80x100 feet on the east side of 42d street to a client, who will erect a private dwelling house. The same concern sold No. 272 Prospect Place, near Vanderbilt avenue, a two story and base-ment private dwelling house, for S. Z. Chesebro and Redmond Brothers to a client for occupancy, also No. 544 Washington avenue, a three story dwelling house, for Margaret Sprague and No. 93 Sixth avenue, a three story dwelling house, for Charles

A. J. Waldron reports the following sales: Three story dwelling house, No. 264 Lexington avenue, for John C. Bainbridge; three story frame house, No. 412 Franklin avenue, for Frederick W. Heinrich to Jacob Klar; two story frame house, No. 253 Winthrop street, for Jacob Klar to Frederick throp street, for Jacob Klar to Frederick
W. Heinrich; three story frame flathouse,
with store, No. 232A Ralph avenue, for
Harris Kahn to Elizabeth Lay; four story
flathouse, No. 253 Greene avenue, for Harris
Kahn to Mary E. Garlepy, and Nos. 860 and
\$52 Atlantic avenue, for Max Lang to Jacob

Broadway.

DELANCEY ST. n s. 25 ft e of Cannon st.
25x100: Fannle Korn to Fanny Gruen; Jan 6
(mtg \$180,000): \$100: address. 401 East 52d st.
DIVISION ST. 36: 5 sty brk. 17.6x122x breg.
Samuel Engle to Gabrielle Engel; all liens; Jan
4: \$1: address, 120 West 112th st.
MADISON AVE. e s. 49.11 ft n of 133d st,
50x12.6: Henry M Stevenson, ref. to Emma G
Badgeley: \$35,000.

Voelbel.

Maddison AVE, n e cor of 133d st. 49.11x

Maurice G. Straus sold for Samuel T.

Munson to Elizabeth Stabl four two family
brick houses, Nos. 1681, 1683, 1689 and 1691

East 48th street, and for the same owner

East 48th street, and for the same owner

East 48th street, and for the same owner

Adoption AVE, n e cor of 133d st. 49.11x

72.6: same to same; Jan 5; \$47,000; address, 2 East 55th st.

17TH ST. 230 and 232 West, 20x54. Dec 21; 1 yr; Alexander W Fraser to American Mortgage Co; \$21.000; address, 2 East 55th st.

17TH ST. 230 and 232 West, 20x54. Dec 21; 1 yr; Alexander W Fraser to American Mortgage Co; \$21.000; address, 2 East 55th st.

17TH ST. 230 and 232 West, 20x54. Dec 21; 1 yr; Alexander W Fraser to American Mortgage Co; \$1.000; address, 2 East 55th st.

17TH ST. 230 and 232 West, 20x54. Dec 21; 1 yr; Alexander W Fraser to American Mortgage Co; \$1.000; address, 2 East 55th st. to a builder for improvement a plot of ave, Brooklyn. to a builder for improvement a plot of twelve lots in Cherdy avenue, Springfield.

Long Island. In exchange Mr. Munson took b and s; Jan 3; \$100; address, 168 West 94th st. in part payment No. 802 Washington avenue, a four story apartment house.

RECENT REALTY BUYERS.

corporation will immediately proceed with 45TH ST, s s. 100 ft e of let ave. 50x100.5; SeTH ST, s s. 300 ft e of 5d ave. 30x100.5;

EASTERN PARKWAY SALE

New Owner for a Group of 12

Apartment Houses.

Title to Property.

000. This transaction is one of the largest

part of T. C. McKennee, of Rockaway

The tract has an ocean frontage of 4,331

THE PRIVATE SALES MARKET.

IN THE AUCTION MARKET.

RECORDED LEASES.

(With name and address of lessee.)

JANUARY 6.

1ST AVE, n e cor 124th st, floor; William Mass et al to Carl Stoll: 3 yrs from Feb 1, 1911; \$2,500; address, 259 West 136th st.

2D ST, 30 East; Alwin A Neumann to Max Supferberg; 5 yrs from Oct 15, 1909; \$1,500; ad-iress, 30 East 2d st.

13TH ST, 506 East; Giovanni and J Parisi to John Clanninto; 5 yrs from Jan 1, 1911; \$10.620; address, 63 Thompson st.

16TH ST. 114 and 116 East, 7th floor; Second Manhattan Office Building Co to Albrecht & Meister Co; 3 yrs from Feb 1, 1941; \$5,000; ad-dross, 621 Broadway.

41ST ST. 104 East; Elizabeth M Anderson to the Hotchkiss, Vall & Garrison Co; 5 yre from Jan 1, 1911; net, \$2,500; address, 104 East 41st

131ST ST, 527 West, 1st and 2d floors and part cellar; Timothy I O'Connell to William P and Cornelius Cashman; 5 yrs from May 1, 1910; \$1.200; address, 527 West 131st st.

148TH ST. 448 East; 2d floor; Henry Ahr to Edward A Easex; 5 yrs from Jan 1, 1909; \$1,-200; address, 448 East 148th st.

RECORDED TRANSFERS.

(With name and address of purchaser.)

BROADWAY, n e cor of 52d st, 75.11x69.11x free; the Zinwill Co to George H Darle, ir; Jan 5 (mtg \$300,000); \$100; address, 1714 Wal-nut st, Philadelphia.

nut st, Philadelphia.

RROADWAY, 481, 239 ft n of Grand st, 28.4 x200x irreg to Mercer st; George G De Witt et al, exrs. to Louise Fox; Dec 8; \$111,000; address, 520 Ocean ave, Jersey City, N J.

BROOME ST, 250; 6 sty brk, 37.6x86; Henry M Bloch et al to Kalman Brasner (mtg \$42,000); Jan 8; \$100; address, 78 Esgex st.

BROADWAY, n e cor of 52d st. 7.11x69.11x rreg; Hobart Estates Co to the Zinwill Co (mtg 125,000); all liens; Dec 1; \$100; address, 115

JANUARY 6. MANHATTAN.

residents of Rockaway Park.

West.

SAME PROPERTY; Mason Wheeler to Herman Brand; assign (mtg \$20,000); Dec 30; \$100; address, 404 East 48th st.

70TH ST, n s, 125 ft w of 1st ave, 25x100.4; Henry Sanders to Theo Langenbahm (mtg \$17,500); Jan 4; ½ part; \$100; address, 429 East 60th st. SAME PROPERTY; same to Pauline Caesai (mtg \$17,500); Jan 4; ½ part; \$100; address 1198 Clay ave.

80TH ST. s., 275 ft w of 1st ave, 25x Adolph Block and ano, exrs, to Lillian Salzman; Jan 4; \$17,000; address, Roselle Park, N J.

SAME PROPERTY; Lillian Salzman to bristian Frank (mtg \$9,500); Jan 4; \$17,000; ddress, 424 East 16th st.

80TH ST, s s, 300 ft w of 1st ave, 25x102.2; ame and ano, exrs, to Lillian Salzman (mtg 5,500); Jan 4; \$16,000; address, Roselle ark, N J. 82D ST, s s, 175 ft w of lat ave, 25x102.2; Adolph Block and ano, exrs, to Emma Weiss (mrg \$9,000); Jan 4; \$17,000; address, 333 East \$3d st,

84TH ST, 507 East, 3 sty brk, 19x102.2: Anton Friedrich to Joseph A Smith (mtg \$6,000); Dec 28; \$1; address, 1454 3d ave. 86TH ST, 540 West, 5 sty brk, 25x102.2; Adolph Block and ano, exrs. to Emma Weiss (mig \$12,000); Jan 4; \$24,000; address, 333 East 83d st.

88TH ST 500 East, 5 sty brk, s e cor of tye A. 75x25.2; Margaret Ley to Frederick E begener (mig \$15,000); Jan 4; \$1; address, 642 Ave A.

106TH ST, 113 West, 6 sty brk, 25x100.11 John O'Connor to William J Casey (mtg \$30, 600); Jan 6; \$190; address, 308 West 197th st. composed of Daniel W. Richman and Gustavus A. Beyers. This corporation will immediately proceed with the erection of a twelve story building on the site.

twelve story building on the site.

An interesting sale in the West Side apartment house district north of 59th stone and brick. They were built about a street, reported yesterday, was that of the year ago. Although title to the stone and street apartment house district north of 59th stone and brick. They were built about a street, reported yesterday, was that of the year ago. Although title to the stone and brick apartment house district north of 59th stone and brick. They were built about a street, reported yesterday, was that of the year ago. Although title to the stone and brick apartment house district north of 59th stone and brick. They were built about a street, reported yesterday, was that of the

Eastern Parkway section and only three blocks from the proposed subway extension in the proposed su 112TH ST, 12 East, 5 sty brk, 25x100.11; Margaretha Ley to Marguerite Klippel (mtg \$13,000); Jan 4: \$1; address, 435 East 14th st.

112TH ST, 16 East, 5 sty brk, 25x100.11; same to Margaret E Mergenthaler (mtg \$13,000); Jan 4; \$1; address, 1642 Ave A. 4; \$1; address, 1642 Ave A.

133D ST, n s, 72.6 ft e of Madison ave, 37.6x
96.11; Henry M Stevenson, 1ef, to Emma G
Badgeley; \$29.800; address, East Orangs, N J.
143D ST, 239 West, 5 sty brk, 25x99.11; Berney Realty Co to Solomon Stern (mrg \$23,000);
Jan 5; \$100; address, 16 South Jessica ave, Arverne, L I.
144TH ST, s s, 47.6 ft e of Amsterdam ave,
17x99.11; Isaac Baum to Bertha Baum; all liens;
Sept 3, 1907; \$1; address, 132 Nassau st.
THE BRONX. By an agreement entered into yesterday between the Rockaway Park Improvement Company and the Rockaway Park free-

holders and residents, represented by Louis Brass, John J. Brennan, Robert J. Cud-THE BRONX. THE BRONX.

BRIGGS AVE, 2024, 25.1x101.8x irreg; Louis H Giraud to the Gaines-Robert Co (mtg \$4,500); Jan 4; \$100; address, 100 Falle st.

BRISTOW ST, e s, at n w cor Stebbins ave, 113.3x100x irreg; Fee Simple Realty Co to Jackson Associates (mtg \$6,580); Dec 3; \$100; adress, 1284 Southern Boulevard.

BROOK AVE, e s, 62.9 ft n of 139th st, 37.8x 107.2x irreg; foreclosure; Dec 20, 1910; Adam Wiener, ref, to Kneer-Ruhi Co; Jan 6; \$35,900.

BROOK AVE, a 25.1 ft n of 139th st, 37.8x dihy, Adolph Mischlich, Adrian Paradis and Jacob Strauss, the improvement company conveyed all its title, right and in-terest in the ocean beach and the streets and avenues at Rockaway Park to the citi-

zens for the nominal consideration of \$10,-Wiener, ref, to Kneer-Ruhi Co; Jan 6; \$35,990. BROOK AVE, e s. 25.1 ft n of 139th st, 37.8x 103.3x irreg; foreclosure; Dec 20, 1910; same to same; Jan 6; \$35,600; address, 258 Broadway. CLAY AVE, 1129, 3985; Kate Schlek to Katharina Brandt (mtg \$20,500; Jan —; \$1; address, 1240 Clay ave.

CROTONA AVE, w s. 200 ft n of 183d st, 37.6 x80; T J Cunningham Co to Melanie V Goldschmidt and ano (mtg \$18,000); Jan 5; \$100; address, 673 Sterling Place, Brooklyn.

FAILE ST, 1001, n w cor of Aldus st, 100x40; The Gaines-Roberts Co to Louis H Girand (mtg \$40,000); Dec 21; \$100; address, 2924 Briggs ave. JACKSON AVE, w s. 1837 ft n of 163d st. history of the Rockaways, and was the culmination of considerable work on the Beach, counsel for the freeholders and

JACKSON AVE, w s. 163.7 ft n of 163d st. 25x75; Michael J Horan to Magdalena Holz-komper; Jan 5; \$100; address, 723 Tinton ave. KINGSBRIDGE RD, s s. 50 ft w of Doon ave, 25x100x irreg; Francesco Scale to Pasquale Butrloo; Jan 5; \$100; address, 3128 Villa ave. MANHATTAN.

READE STREET—Horace S. Ely & Co. and J. N. Kalley & Son have sold for Florence C. Satterwhite and Gladys Martin the five story building, on a Biot 39x38.5 feet, at the north-cast corner of Reade and Church streets, known as Nos So and 82 Reade street. The buyer is understood to be owner of the adjoining property, forming an "L" around the parcel just sold. According to the records this adjoining property is owned by George H. Stege. LOTS 7 and 8, map of Bruce-Brown Land Co, at Throg's Neck; also lots 7A and 8A, adjoining foregoing; Hugo J Schultz and ano to White Cross Fishing Cub (mtg \$6.000); Dec 31; \$100; address, Philip ave and Throg's Neck.

LOTS 73 and 74, map of Joel Wolfe estate, The Bronx; Margaret A Haggerty to John Kim-kei (mig \$980); Jan 5; \$1; address, 541 West 50th st. H. Siege.

36TH STREET—Daniel W. Richman and Ravitch Brothers, who last week bought No. 20 to 26 West 85th street, through Parish, Fisher & Co., from the Union Mortgage Company, have resold the property to the Twenty West Thirty-sixth Street Company, a corporation composed of Daniel W. Richman and Gustavus A. Beyers. This corporation will immediately proceed with the crection of a twelve story building on the site.

AMSTERDAM AVENUE—Caller, Namel A

Unicoport rd.

LOTS A and B, map of Coster estate, The Bronx; Hudson P Rose Co to Francis Treinor and ano; Dec 28; \$1; address, 1410 Balcom ave.

MORTON PL. n s. 98 ft w of Harrison ave, 60x100; Edward B Teichman to Samuel E Mc-Rickard; all Hens; Dec 27 (mtg \$12,500); all liens; \$1; address, 2163 Creston ave.

PROSPECT AVE, e s. 243 ft n e of Tremont ave, 52x160x irreg; Charlotte Ohle to Security Holding Co; all liens; Jan 5; \$100; address, 15 West 119th st.

SHEIL ST. s. ½ of lot 368, 50x97, map of

SOUTHERN BOULEVARD, e.s. 188.7 ft n of venue St John, 87.6x106; The Picone Realty Co Charlotte L. Barnson (mtg \$38,000); Jan 3; ; address, 28 West 136th st.

for Jay C. Guggenheimer to Benjamin Davis the three story building No. 252 son street, on lot 20.9x80 feet. Mr. Davis s No. 250, adjoining, and will erect on the bined plot a six story store and loft line. \$1; address, 28 West 136th st,
TINTON AVE, w s, 142 ft s of 156th st, 25x
68.7; Magdalena Holzkomper to Michael J Horan
(mtg \$10,000); \$100; address, 257 Broadway.
VYSE AVE, 1561 to 1565, 56.3x100; Carmine
Cloff to Hamilton Holding Co (mtg \$28,500); Oct
24; \$1; address, 149 Broadway.
WASHINGTON AVE, 1760, 55.10x109.6;
James Finnegan et al to James E Martin; all
title: Dec 22; \$125; address, 159 Court st,
Broadkyn.

The following sales were recorded yester-WASHINGTON AVE, 1752 and 1754, 85x 109.8x irreg: Sarah Ensler to Stuyvesant Manufacturing and Improvement Co (mtg \$34,000); Dec 22; \$100; address, 59 West 10th st. SAME PROPERTY: Stuyvesant Manufacturing and Improvement Co to Sarah Ensist (mtg \$34,000); Jan 6; \$100; address, 5 Henderson ave, Borough of Richmond.

son ave, Borough of Richmond.

WALTON AVE, s e s, 250 fts w of 183d st, 200x100; Henry Batjer to Samuel A Archibald; all Hens; Jan 8; \$100; address, 75 Newkirk st, Jersey City.

4TH ST, s s, 97 ft e of Railroad ave, 50x irreg; Frederick Wesche to United Bohemian Scelety of The Bronx; Dec 22; \$1; address, 428 East 166th st.

Bast 166th st.

135TH ST, 579 East, 16.8x100; Maud F
Shand to Ann Mugler; Jan 6; \$100; address,
601 East 135th st.

147TH ST, s , 390 ft w of Brook ave, 25x
pa,9x irreg; Ernestine Malius to Harry Seligman (mtg \$22,000); Dec 3; \$100; address, 1269
2d ave.

229TH ST. s. s. 100 ft e of Paulding ave, 30x114; Wakefield; Elisha G Selchow to Leon-ard Loscalzo; all Hens; Dec 30; \$1; address, 246 East 148th st. 230TH ST, s s. 400 ft e of Katonah ave, 320TH ST, s s. 400 ft e of Katonah ave, Realty Co: Dec 12; \$1; address, 20 Fletcher ave, Mt Vernon. JANUARY 6.
FRANKLIN ST. 79; Herman Moritz to Willan and E F Kasses: 5 yrs from Feb. 1, 1911;
4,080; address. 705 East 3d st. Brooklys.
UNION AVE. 1122, n c cor 167th st. store and
ront cellar; William S Denton to Robens &
Reiss 7 yrs from Sept 1, 1910; \$100; address,
122 Union ave.

RECORDED MORTGAGES.

(With name and address of grantee.) Interest 5 per cent, unless otherwise stated. JANUARY 6. MANHATTAN.

MANHATTAN.

AVE A, s e cor 88th st, 25.2x75; Jan 4; 5
yrs, 4½ per cent; Frederick D Degener to Margaret Levy; \$6,000; address, 1642 Ave A.

BROADWAY, n e cor 521 st, 75.11x69.11
(prior mtg \$15,000); Jan 50; 1 yr, 6 per cent;
Zinwill Co to Real Betate Trust Co, of Philadelphia; \$10,000; attorneys, Hays & Hershfield,
115 Broadway.

SAME PROPERTY (prior mtg \$225,000); Jan
5; 2 yrs, 6 per cent; same to Edwin Wolf;
\$75,000; address, 1607 North Broad st, Philadelphia.

delphia.

BROADWAY, 481, 26.4x200x irreg; Jan 6; 5
yrs, 4½ per cent; Louise Fox to George G De
Witt et al, exrs; \$77,700; address, 88 Nassau st. CATHARINE ST. 76, 3 sty brk, 25x77.1; Jan 5 (prior mig \$16,000); 3 yrs, 6 per cent; Minnie Garvie to Angele Bracin; \$3,000; address, 32 Mulberry st.

Mulberry st.

CLAREMONT AVE, w s, 125.7 ft s of 122d st. 69.5x100; Jan 5 (prior mtg \$240,000); due, etc, as per bond; Kinsella Construction Co to Anthony Schwoere, jr; \$35,000; address, 407
East 146th st.

DELANCEY ST, n s, 25 ft e of Cannon st. 25x100; Jan 6; 5 yrs; Fanny Gruen to Anne H Byrd and ano, exrs; \$18,000; address, 69 Park ave.

FORT GEORGE AVE, n s, plot 28, map I Dyckman, 200x147.5; Jan 4; 1 yr, 6 per cent: Barney Estate Co to Title Insurance Co; \$40,000; address, 135 Broadway.

RIVERSIDE DRIVE, n e cor 151st st, 103.9x 175.1x treeg: Jan 5: due July 5, 1911; 6 per cent; Sillo Construction Co to Charles M Rosen-thal; \$20,000; address, 160 Broadway. HOUSTON ST, 336 East, 5 sty brk, 23x74.9x freg (prior mtg \$20,000); Jnn 5; 3 yrs, 6 per cent; Rosa Jacoby to Leontine Klein; \$6,000; address, 72 Norman ave, Brooklyn. 1ST AVE, 1464, 20x irreg; 5 yrs, 4 ½ per cent; Jan 5; Elizaabeth Ammon to Louise M Ammon; 88,000; address, 134 West 97th st. 6TH AVE, ne cor 4th st. 33.1x irreg; Jan 4 ue, etc. as per bond; Melissa A Pell, et al rus, to Title Guarantee and Trust Co; \$25,000 ddress, 176 Broadway.

address, 140 Broadway.

6TH AVE, n e cor 16th st, 30x65; 16th st, n s, 65 ft e of 6th ave, 30x92; Jan 8; 5 yrs;
Max Kurrok to Virginia 1 Stern et al, exrs;
\$250,000; address, 2 East 55th st.

17TH ST, 234 West, 25x85; Dec 21; 1 yr; Alexander W Fraser to American Mortgage Co; \$10,-000, address, 31 Nassau st. 20TH ST, 13 and 15 West; 9 sty brk, 55x92; ave, Brooklyn.

18T AVE, 1464, 20x70; John W Ammon et al to Eliza M Ammon; % right, title and interest; b and s; Jan 3; \$100; address, 168 West 94th st.

2D AVE, 1628; 5 sty brk, 25x78; Rayard Gourand et al to Florence T Gayer; all title; Sept 22; \$1; address, London, England.

18TH ST, 356 to 362 West; 6 sty brk, 50x92; T & E Casselman, a corpn, to Tandee Realty Co (mix \$20,500); Dec 28; \$109; address, 165

West 18th st.

20TH ST, 13 and 15 West; 9 sty brk, 56x92; Jan 6; 2 yrs, Ferdinand Neumer to George Ehret; \$8,000; address, 1197 Park ave.

23D ST, 403 to 407 East; 6 sty brk, 75x98.9; Jan 5; 6 yrs; Thomas J Mooney to Rebecca T Mathews; \$00,000; address, 30 West 57th st.

Daniel W. Richman and Ravitch Brothers, who last week bought Nos. 29 to 25
West 36th street, through Parish, Fisher & Co., from the Union Mortgage Company, have turned the property over to the West Sth Sireet Company, composed of Daniel W. Richman and Gustavus A. Boyers. This West Sth Sireet Company, composed of Daniel W. Richman and Gustavus A. Boyers. This East 26th st.

Co. (mig \$20,500); Dec 25; \$160; address, 165
West 18th st.

40TH ST. 334 to 340 West; 66.8x98.9; forecl; 54 pr. 34 pr.

Jan 5; 8 yrs; Hermitage Co to Kaufman G Falk; 834,000; address, 28 East 78th st. 334.000; address, 28 East 78th st.
60TH ST. 416 and 418 East, 50x100.5; Dec 5;
5 yrs; Andreas Thoma to Martin J Thoma; \$5,5 yrs; Andreas Thoma to Martin J Thoma; \$5,500; address, 722 Amsterdam ave.
500TH ST. s s, 275 ft w of 1st ave. 25x102.2;
50TH ST. s s, 300 ft w of 1st ave. 25x102.2;
50TH ST. s s, 300 ft w of 1st ave. 25x102.2;
50TH ST. s s, 300 ft w of 1st ave. 25x102.2;
50TH ST. s s, 275 ft w of 1st ave. 25x102.3;
50TH ST. s s. 275 ft w of 1st ave. 25x102;
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82D ST, s s, 175 ft w of 1st ave, 25x102.2; Jan 4; 5 yrs, 4½ per cent; Emma Weiss to Adolph Bloch and ano; \$9,000; address, 99 Nas-sau st. sau st. 250 ano; \$9,000; address, 99 Nas S4TH ST, 507 East, 3 sty brk, 20x102.2 (prior mtg \$6,000); Dec 28; 3 yrs; Joseph A Smith to Anton Friedrich; \$3,000; address, 49 East \$5th st.

Sth st.

S5TH ST. 62 West, 19x102.2; Jan 6; 5 yrs,
44 per cent; Phebe W Hankinson et al to
Harris D Colt, trustee; \$19,000; address, 30
Broad st.

S6TH ST, 540 East, 5 sty brk, 25x102.2; Jan
4; 5 yrs, 44 per cent; Emma Welss to Adolph
Bloch and ano, exrs; \$12,000; address, 93
Nassau st.

104TH ST, 204 East, 3 sty brk, 20x50; Jan
5 due as per bond; Anton Meyering to Har-

Nassau at.

104TH ST, 204 East, 3 sty brk, 20x50; Jan
5 due as per bond: Anton Meyering to Harriet D Potter; \$7,509; address, Pau, France.

106TH ST, n s, 100 ft w of 2d ave, 25x100
(prior mig \$10,000): Jan I; 3 yrs, 6 per cent;
Rose Sullivan to Peter Bland; \$5,000; address,

10 Hamilton st.

106TH ST, 113 West, 6 sty brk, 25.5x100.11;
Jan 2; 5 yrs; John O'Connor to Francis H
Hanford; \$30,000; address, 117 West 130th st.

111TH ST, 525 to 551 West; 6 sty brk, 100x

100.11; Jan 5; due as per bond; Frank G
Omsby to Laura S Lachenour; \$40,000; adress, 231 Spring Garden st, Easton, Penn.

112TH ST, 10 East, 5 sty brk, 25x100; Jan

4 5 yrs; 415 per cent; Nicholas Kilppel, jr, to iress, 231 Spring Garden St, East, 5 Sty brk, 25x100; Jan 112TH ST, 10 East, 5 sty brk, 25x100; Jan 1; 5 yrs; 4½ per cent; Nicholas Klippel, jr, to Margaretha Ley; \$13,000; address, 1642 Ave A. 112TH ST, 19 East, 5 sty brk, 19x100.11 (prior mtg \$15.000); Jan 5; due, etc, as per cond; Debra Simon to Wilhelm Fuhr; \$4,000; ddress, 3266 Hull ave. address, 3256 Hull ave.

115TH ST, s. z. 245 ft e of 1st ave. 25x190.10

prior mtg \$10.000); Jan 3; due, etc. as per
ond; Vincenzo Grosso to James Federici,
2,000; address, 585 East 188th st.

119TH ST. 272 West, 5 sty brk. 20x100.11 (prior mtg \$5,000): Jan 6; due, etc, as perbond; Mary A E Brodhead to Title Guarantee and Trust Co; \$1,000; address, 176 Broadway. and Trust Co; \$1,000; address, 176 Broadway.

133D ST. 44 West, 4 sty brk, 18x90.11 (prior mig \$9,000); March 15, 1999; 3 yrs, 6 per cent; Joachim Spiro to Lina Spiro; \$2,000; address, 205 West 118th st.

133D ST, 46 West, 4 sty brk, 18.9x99.11 (prior mig \$5,000); March 15, 1909; 3 yrs, 6 per cent; same to Simon Spiro; \$2,000; address, same as above. 161ST ST, 512 and 514 West, 50x99.11; Dec 31; due, etc. as per bond; Carrie Young et al to Mutual Life Ins Co; \$1,000; address, 59 Cedar st.

THE BRONX.

BATHGATE AVE, n w cor of 182d st. 25x97
Jan 6: 5 yrs; Track Building Co to Theresis
Losel; \$23,500; address, 157 East 8d st.

Jan 6: 5 yrs; Trask Building Co to Interest Lose; \$25,500: address, 157 East 3d st.

BROOK AVE, e.s. 62.9 ft n of 139th st. 37.8x 107.2; Jan 6; 3 yrs, 6 per cent; Kneer-Ruhl Co Sigmund Routinger; \$30,000; address, 200 West 111th st.

BROOK AVE, e.s. 25.11 ft n of 189th st. 37.8 x 103.3; Jan 6; 3 yrs; same to Jonas Reutinger; \$30,000; address, 200 West 111th st.

CLAY AVE, e.s. 34.6 ft s of 168th st. 2 lots, each 59.80 (2 mtgs, each \$21,000); Jan 6; 5 yrs; O J Schwarzler Co to American Trust Co; \$42,000; address, 21 Nassau st.

CLAY AVE, e.s. 85.7 ft n of 167th st. 8 lots, each 38.80 (3 mtgs, each \$20,500); Jan 6; 5 yrs; same to same; \$61,500; address, same as above.

CROTONA PARK WEST, s e cor of Crotona Park, 100x100.2; Jan 3; due, etc, as per bond; Henry Humeke to Jeremiah N Martin; \$15,000; address, 436 Lenox ave.

CRESCENT AVE, a w cor of 187th st. 107.10x

address, 436 Lenox ave.

CRESCENT AVE, a w cor of 187th st. 107.10x
irreg; 187th st, s s, lot 54, map of property of
Cambreling et al, at Fordham; Jan 4; 2 yrs, 4%
per cent; Angela Carretta to Jeannette G
Rogers and ano; \$5,250; address, 345 East 824 st.

COURTLANDT AVE, e s. 73 ft s of 160th st. 25x trreg; Jan 5; 3 yrs. 5½ per cent; William Kessler to Charles Kine; \$6,500; address, 335 East-135th st. CLAY AVE, 1120, 89x80; Jan 1; 3 yrs; Katharina Brandt to Kate Schick; \$2,500; address, 1112 Clay ave.

FREEMAN ST. s. 54.8 ft c of Vyse ave. 27.4x91; Jan 5; 5 yrs; Paul Drabeck to Annie Zindel; \$6,000; address, 1411 Crotona ave.

FAILE ST, 1001, n w cor of Aldus st. 40x100; Jan 4; 3 yrs, 6 per cent; Louis H Giraud to Gaines-Roberts Co; \$8,300; address, 100f Foote street.

GLEASON AVE, n s. 25 ft e of Beach ave, 25x100; Jan 5; 3 yrs. 5½ per cent; Mary E Vurell to Augusta A Kruse; \$4,000; address, 1058 Union ave. SAME PROPERTY (prior mtg \$4.000); Jan 3; instalments, 6 per cent; same to John H D Fed-den; \$4.000; address, 2262 Bathgate ave. HOE AVE. e s. 75 ft not 1724 st. 50x100; Jan 4; due July 15, 1911; 6 per cent: Ole Olsson to Prospect Investing Co; \$5,000; address, Pur-chase, N Y.

Seventh avenue, known as Nos. 163 and 165, into an automobile garage, at a cost of \$8,000, for David J. McClary, a lessee. The building is owned by James A. Murphy, of Chicago. J. McMerritt is the architect.

LEASES IN PENN. SECTION

Big Space in New Building

Big Space in New Building

Rented for Long Term.

MORTON Pi. n. s. 98 ft w of Harrison ave, 60x100; Edward B Teichman to Samuel E McRox 18 Hoe ST. e. s. 100 ft s. of 172d st. 50x100; Jan 80x100; Edward B Teichman to Samuel E McRox 18 Hoe ST. e. s. 100 ft s. of 172d st. 50x100; Jan 1914; 5½ per cent; Frank Coryell liens; \$1; address. 2163 Creston ave, 60x100; Edward B Teichman to Samuel E McRox 19 Hoe ST. e. s. 100 ft s. of 172d st. 50x100; Jan 1914; 5½ per cent; Frank Coryell liens; \$1; address. 2163 Creston ave, 52x160x irreg; Charlotte Ohle to Security Holding Co; all liens; \$1; address. 41 liens; \$1; a

Ecrough Bank: \$7,500; address, 440 East Tremont ave.

LONGWOOD AVE, s. 5, 75 ft e of Garrison ave. 25x96.5; Jan 6: 1 yr: Catharine Cahili to Harriet Balcom; \$1,500; address, 3 Union Park. Norwalk, Conn.

PROSPECT AVE, w s. 577.2 ft n of 180th st, 120x irreg; Jan 4; 5 yrs; Adelaide P Ehrlen to Louis D Silvenberg and ano; \$225,000; address, 22 West 59th st.

22 West 59th st.

PROSPECT AVE, s e s. 242.10 ft n e of Tremont ave, 52x irreg; Jan 5; due April 11, 1912; Security Holding Co to Charlotte Ohle; \$18,000; address, Maywood, N J.

PROSPECT AVE, w s. 95 ft n of 150th st.20x 100; Jan 5; 5 yrs; 5½ per cent; Joseph 8 Emerman to Lawyers Title Insurance and Trust Co; \$5.500; address, 160 Broadway.

PROSPECT AVE, 2261, 23.5x97.9; Dec 31; due as per bond; Margaret McSweeney to Charlotte Geissler; \$1,000; address, 175 West 95th st.

SEDDON AVE, w s. 99.8 ft s of Walker ave.

SEDDON AVE, ws. 93.8 ft s of Walker ave. 25.1x100; 3 yrs; 5½ per cent; Jan 6; Seddon Realty Co to William F Epple; \$5,000; address, 340 East 135th st.

SIDNEY ST, s s. 70.5 ft w of Troy st. 47.4x 175x irres; Jan 5; 3 yrs; 5½ per cent; Mary 8 Lesley to Louis Credner; \$5,500; address, 208 Norwood ave, Brooklyn, N Y. Norwood ave, Brooklyn, N Y.

TELLER AVE, w s. 45 ft n of 163d st. 40x
160; Jan 5; 5 yrs; 5½ per cent; William Simpson Construction Co to Lawyers Title Insurance
and Trust Co; \$28,000; address, £60 Broadway.
WALTON AVE, w s. 129, ft n of 184th st,
20x96.5; Jan 6; 3 yrs; Liberty Investing Co to
Bella A Davol; \$6,500; address, 15 Irving Pl.
Brooklyn, N Y.

WALTON AVE, s e s. 250 ft s w of 183d st,
200x160; Jan 3; 3 yrs; Samuel A Archibald to
Henry Batjer; \$13,500; address, 95 Newkirk st,
Jersey City, N J.

WASHINGTON AVE, 1488, 50x100.5; Jan 6; Jersey City, N J.
WASHINGTON AVE, 1488, 50x100.5; Jan 6;
3 yrs; Annie Lipechitz to Mary J Du Bols;
\$10,000; address, 600 West 146th st.

160TH ST, s s, 245.3 ft e of Morris ave, 50x 100; Jan 4; due, etc, as per bond; Matilda A Del Guidice to Mary Cloughen; \$8,000; address, 518 Westchester ave. 163D ST, n w cor Teller ave, 100x45; Jan 5;

Continued on first page.

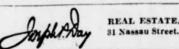
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NORTH JERSEY TITLE INSURANCE CO., HACKENSACK, N. J. LONG ISLAND.

KNOLL CREST PARK CO., 45 Breadway. New York. WESTCHESTER COUNTY. PHILIPSE MANOR ON THE HUDSON.
The mile unobstructed river frontage; 30 modern residence near completion. Address

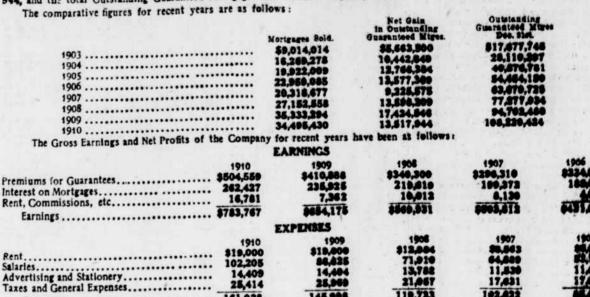
IS YOUR LAST NAME ATTRACTIVE?

REAL ESTATE. REAL ESTATE.

ANNUAL REPORT OF THE Lawyers Mortgage Company

RICHARD M. HURD, President.

Gentlemen: The year 1910 has been one of great prosperity for the Lawyers Mortgage Company, the Gross Earnings and Net Profits being larger than ever before and the Net Increase in Outstanding Guaranteed Mortgages being only once before substantially surpassed. By contrast with the uncertain conditions which have prevailed in the stock and bond markets dering 1910 the steady and conservative character of the investment business of the Lawyers Mortgage Company becomes clearly evident. The Gross Earnings of the Company for 1910 amount to \$783,767 and the Net Profits to \$622,739. The total sales of Guaranteed Mortgages amount to \$34,495,430—the net increase in Outstanding Guaranteed Mortgages amounts to \$13,817, 944, and the total Outstanding Guaranteed Mortgages now amount to \$106,220,424.



Net Earnings..... \$622,739 The percentages of Expenses to Gross Earnings for the past few years have been as follows: 25% in 1905, 22% in 1906, 20% in 1907, 21% in 1908, 22% in 1909 and 20 % % in 1916. The rates of Earnings and Dividends on the Capital Stock have been as follows:

rnings and Dividends on	THE CAPITAL STOCK		the state of the s
	Capital	Earnings	Dividends
1902		6 per cent	8 per cent
1903		7 per cent	6 per cent
1904		8 per cent	6 per Rent
1905		11 per cent	7 per cent
1906		13 per cent	8 per cent
1907	2,500,000	16 per cent	10 per cent
1908	2,500,000	18 per cent	10 per cent
1909	*3,250,000	*15% per cent	12 per cent
1910	4,000,000	15% per cent	12 per cent
	Coulted Increased	Inly 4 1000 from	\$2 the see to \$4 not

"Average Capital for year of \$3,250,000.—Capital increased July 1, 1909, from \$2,500,000 to \$4,000,000.

The large increase in Outstanding Guaranteed Mortgages during the past year is but little reflected in the earnings for the period, but will show in future earnings.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits — which are not carried as assets—amount to \$1,251,679.

The Assets and Liabilities of the Company on December 31st, 1910, were as follows:

ASSETS New York City Mortgages. \$5,377,496.47
Accrued Interest Receivable. 243,048.39
Company's Brooklyn Building, cost 178,666.60 Real Estate.... \$7,027,617.16
 Capital
 2,000,000.00

 Surplus
 300,000.00

 Undivided Profits
 300,500.42

 Mortgages Sold, not delivered
 805,500.42

 Mortgages Sold for Prepaid Premiums, etc
 41,500.33

 \$7,037,617.10

Since the increase of the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$2,020,000, in addition to which \$956,854 has been carried to Surplus or Undivided Profits, making total net earnings of \$2,976,854. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31st, 1910, amounts to \$1,148,124. The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31st, 1910, by THE AUDIT COMPANY OF NEW YORK.

There are 8,009 mortgages outstanding, the average loan being \$31,500 in Manhattan, \$5,700 in Brooklyn, and \$17,000 in the Brony.

An analysis of the Outstanding Guaranteed Mortgages of the Company

thousand customers of the Company as follows: Savings Banks \$13,317,050

The Lawyers Mortgage Company having limited its charge for guarantee to one-half per cent, per annum directly concerned in the rate of interest. Investors, however, are directly concerned with the interest rate, which from year to year in conformity with general financial conditions. For the past year the rate of interest on guaranteed gages sold by this Company has been as follows:

Mortgages sold to net 4 per cent 26,331,435

Mortgages sold to net 5 per cent 6,532,974

334,405,430

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Companyon January
1st, 19 1, in Manhattan, the Bronx and Brooklyn: NEW YORK



It is worthy of note that 60 per cent, of the Company's mortgages are on Manhattan Island, walle 27 per cent. are to Brookly and 13 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE Value of Buildings Total Value of Land \$54,982,783 \$102,779,133 Manhattan..... 50,842,298 Brooklyn..... 15,222,983 14.847.900 Bronx.....

\$77.285.216

The average amount loaned by the Company is 62 per cent, of the Company's own appraisal. For the absolute protection of the holders of Guaranteed Mertgages, the Board of Directors has adopted the Su

\$175,848,781

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then sutstanding issued by

the Company." "Mortgages shall be guaranteed by the Company only when secured by real estate improved for busi-ness or residence purposes, and situated within the present limits of the City of New York, or such en-largements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as escertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life In-

surance Companies. "The charge of the Company for guaranteeing the payment of mortgages shall not exceed ena-half at one per cent per annum of the principal amount guaranteed." "This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a spe-

cial Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mertgage 'svestments is clearly evidenced by its unusually clean record in the matter of delinquent interest and forceforures. The Company has now under foreclosure 40 mortgages, many of which will probably be paid off prior to foreclosure mals. The Company has now under foreclosure 40 mortgages, many of which will probably be paid off prior to foreclosure mals. The Company owns \$117,020 of foreclosed real estate, and the interest delinquent for more than one month is \$1.055.

Since December 12th, 1894, when the Company began business, 12,023 mertgage leans have been made aggregating over \$250.000, of which the Company has been compelled to purchase 23 at fereclosure sale, amounting to \$625.250, of which 12 have been resold amounting to \$475.813. The total losses of the Company is sixteen years amount to \$12.057.

The steady growth of the Company's business during the past few years, bringing the Outstanding Guaranteed Mortgages up to over ONE HUNDRED MILLION DOLLARS, involves corresponding responsibilities and obligations. The gradual dulness which has aprend throughout the business world in America during the past with hard times. The gradual dulness which has spread throughout the business world in America during the past with while not agreeable to those in business, is performing the undoubted function of checking the rate of expansion in all lines and readering more remote the type of severe panic which follows a period of marked inflation.

It behooves a prudent management to adhere to conservative real estate valuations—even at the cost of deing a smaller business; to continue careful reinspections of all properties on which mortgages are being extended; to enforce premise application of interest and taxes, and to maintain ample cash blances. With such sound and cautions methods, it is believed that the Gampany will render to its clients not only the service which in periods of presperi

This Report is pamphlet form mailed on request.